B3900-1A

First Security Bank

IDAHO CONSTRUCTION REPORT

DR. KELLY K. MATTHEWS — ECONOMIST

VOLUME 33 OCTOBER 1986 NUMBER 10

AUTHORIZED BUILDING PERMIT CONSTRUCTION

56 MAJOR LOCATIONS

OCTOBER 1986

Idaho's new residential construction in October improved moderately from the previous month but remained significantly below year-ago levels. For the first ten months of 1986, building permits for new dwelling units by area were as follows: Northern Idaho 675 (-23%), Southwestern Idaho 1,985 (-13%), Eastern Idaho 695 (+13%), and Southeastern Idaho 235 (-11%). Nonresidential construction valuation in October continued weak for the sixth consecutive month.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 56 major Idaho locations in October was $44,982,196, or 24.6 percent below 1985. NEW RESIDENTIAL CONSTRUCTION for 367 new dwelling units totalled $17,024,042, a decrease of 31.0 percent in number and a decrease of 16.8 percent in value compared with a year ago. NEW NONRESIDENTIAL CONSTRUCTION valued at $15,753,126 was down 41.0 percent from last year, while ALTERATIONS AND REPAIRS totalling $12,205,028 were down 2.0 percent.

CONSTRUCTION VALUES IN 56 MAJOR IDAHO LOCATIONS

			Percent Change 1986 from 1985	
	OCTOBER	10 MONTHS	OCT	10 MOS
NUMBER OF NEW DWELLING UNITS	367	3,590	- 31.0	- 11.3
VALUE (dollars)				
Residential	$ 17,024,042	$ 178,144,271	- 16.8	- 1.3
Nonresidential	15,753,126	117,169,615	- 41.0	- 45.4
Alterations & Repairs	12,205,028	94,408,103	- 2.0	- 6.3
TOTAL CONSTRUCTION VALUE	$ 44,982,196	$ 389,721,989	- 24.6	- 21.4

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS — OCTOBER 1986

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	1	0	0	9,950	$9,950
Coeur d'Alene	7	28	370,389	2,993,959	1,086,954	4,451,302
Kootenai County Un	41	90	1,219,224	615,078	231,449	2,065,751
Craigmont	0	1	0	0	600	600
Grangeville	0	11	0	0	48,250	48,250
Lewiston	7	86	266,364	87,214	396,087	749,665
Nez Perce Co Un	6	11	134,500	149,132	11,240	294,872
Moscow	1	37	76,000	48,177	356,422	480,599
Latah County Un	4	18	126,385	56,500	39,400	222,285
Orofino	1	9	20,000	37,000	42,930	99,930
Osburn	0	4	0	1,428	7,029	8,457
Sandpoint	0	6	0	160,000	28,602	188,602
St. Maries	1	17	7,500	0	47,904	55,404
Benewah County Un	1	4	21,000	18,000	2,500	41,500
TOTAL NORTHERN	69	323	2,241,362	4,166,488	2,309,317	8,717,167
Boise City	105	957	4,603,331	1,669,299	3,473,834	9,746,464
Meridian	13	25	662,812	2,663,551	13,105	3,339,468
Ada County Un	41	113	2,773,050	230,824	895,941	3,899,815
Caldwell	6	24	254,100	80,748	43,930	378,778
Canyon County Un	17	41	479,500	130,200	408,992	1,018,692
Nampa	1	33	49,549	220,612	101,617	371,778
Emmett	1	35	64,212	0	1,946,867	2,011,079
Gooding			PERMIT NOT RECEIVED			0
Hailey	1	9	65,880	0	83,000	148,880
Ketchum	1	17	75,649	30,000	93,000	198,649
Sun Valley	2	14	501,000	0	272,600	773,600
Blaine County Un	5	11	866,000	18,000	63,500	947,500
Jerome	0	10	0	0	17,091	17,091
Mountain Home	6	15	293,310	0	90,405	383,715
Payette	0	6	0	0	7,000	7,000
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	8	43	391,108	2,791,019	181,024	3,363,151
Twin Falls Co Un	3	6	201,000	0	29,800	230,800
Weiser	0	10	0	0	13,710	13,710
TOTAL SOUTHWESTERN	210	1,369	11,280,501	7,834,253	7,735,416	26,850,170
Blackfoot	0	3	0	0	6,200	6,200
Bingham County Un	5	20	75,400	80,500	517,440	673,340
Idaho Falls	26	70	1,633,540	1,009,016	524,920	3,167,476
Ammon	3	5	178,000	0	8,687	186,687
Bonneville Co Un	10	26	242,500	765,100	84,000	1,091,600
Rexburg	1	2	60,000	30,000	0	90,000
Rigby	4	5	63,150	0	1,870	65,020
Jefferson Co Un	14	42	321,100	85,500	35,900	442,500
Salmon	0	7	0	0	22,700	22,700
Lemhi County Un	0	7	0	0	35,500	35,500
St. Anthony			NO PERMITS ISSUED			0
TOTAL EASTERN	63	187	2,573,690	1,970,116	1,237,217	5,781,023
American Falls	2	5	30,000	0	8,700	38,700
Power County Un	1	5	5,000	18,700	18,000	41,700
Burley	0	6	0	0	34,600	34,600
Chubbuck	6	14	332,089	0	27,500	359,589
Montpelier	0	7	0	0	4,040	4,040
Pocatello	8	45	437,000	1,734,000	168,522	2,339,522
Bannock County Un	6	8	99,500	0	5,250	104,750
Preston	0	8	0	0	46,770	46,770
Franklin County Un	0	1	0	0	575,000	575,000
Rupert	0	12	0	6,385	27,646	34,031
Minidoka County Un	2	9	24,900	23,184	4,050	52,134
Soda Springs	0	1	0	0	3,000	3,000
TOTAL SOUTHEASTERN	25	121	928,489	1,782,269	923,078	3,633,836
TOTAL 56 LOCATIONS	367	2,000	17,024,042	15,753,126	12,205,028	44,982,196

Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS TEN MONTHS CUMULATIVE 1986

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	10	0	17,000	82,272	$99,272
Coeur d'Alene	101	269	4,757,327	4,873,460	6,415,922	16,046,709
Kootenai County Un	295	665	12,140,029	3,316,525	2,412,485	17,869,039
Craigmont	1	8	49,500	50,000	9,600	109,100
Grangeville	2	85	101,772	328,124	321,330	751,226
Lewiston	64	851	3,565,071	3,200,540	6,099,221	12,864,832
Nez Perce Co Un	36	64	1,072,401	1,415,032	152,256	2,639,689
Moscow	59	236	3,335,500	666,177	1,347,327	5,349,004
Latah County Un	29	149	1,429,352	310,587	633,605	2,373,544
Orofino	2	122	55,105	219,400	229,818	504,323
Osburn	3	23	12,574	1,428	55,871	69,873
Sandpoint	19	81	348,628	1,202,500	305,560	1,856,688
St. Maries	15	125	275,544	1,079,200	442,489	1,797,233
Benewah County Un	49	134	1,731,576	1,008,638	164,583	2,904,797
TOTAL NORTHERN	675	2,822	28,874,379	17,688,611	18,672,339	65,235,329
Boise City	866	8,459	40,523,937	14,574,496	38,303,429	93,401,862
Meridian	121	253	5,905,049	4,698,633	504,672	11,108,354
Ada County Un	448	908	25,625,803	12,025,173	4,353,827	42,004,803
Caldwell	36	174	1,550,980	637,017	1,554,188	3,742,185
Canyon County Un	212	379	7,388,239	1,718,500	920,421	10,027,160
Nampa	48	395	2,042,157	1,518,253	2,505,407	6,065,817
Emmett	14	308	974,636	979,586	2,834,156	4,788,378
Gooding	0	2	0	0	14,500	14,500
Hailey	6	58	546,327	605,400	1,489,013	2,640,740
Ketchum	25	118	4,410,372	909,257	1,729,403	7,049,032
Sun Valley	15	84	3,894,000	0	2,720,550	6,614,550
Blaine County Un	63	132	11,189,782	303,885	1,129,775	12,623,442
Jerome	1	47	36,000	0	256,630	292,630
Mountain Home	40	195	2,087,370	2,446,936	748,334	5,282,640
Payette	15	53	420,000	10,000	105,800	535,800
Shoshone	0	4	0	0	21,675	21,675
Twin Falls City	58	393	3,204,669	13,596,314	3,074,129	19,875,112
Twin Falls Co Un	16	39	1,157,000	2,000	285,800	1,444,800
Weiser	1	83	10,500	160,000	343,843	514,343
TOTAL SOUTHWESTERN	1,985	12,084	110,966,821	54,185,450	62,895,552	228,047,823
Blackfoot	6	59	203,000	5,105,912	144,150	5,453,062
Bingham County Un	93	191	2,508,514	1,238,924	777,613	4,525,051
Idaho Falls	238	576	14,757,232	7,251,690	4,239,901	26,248,823
Ammon	15	34	891,800	6,550,000	95,973	7,537,773
Bonneville Co Un	136	265	4,373,201	4,397,440	613,810	9,384,451
Rexburg	66	48	2,031,000	2,657,500	392,700	5,081,200
Rigby	7	36	168,300	359,500	163,820	691,620
Jefferson Co Un	121	325	2,781,080	6,785,982	643,934	10,210,996
Salmon	1	36	33,000	183,000	123,628	339,628
Lemhi County Un	9	64	261,500	180,000	474,350	915,850
St. Anthony	3	17	89,000	30,395	22,200	141,595
TOTAL EASTERN	695	1,651	28,097,627	34,740,343	7,692,079	70,530,049
American Falls	14	50	387,000	118,900	234,899	740,799
Power County Un	8	28	257,630	1,518,017	20,650	1,796,297
Burley	2	34	168,000	165,700	250,850	584,550
Chubbuck	28	84	1,494,758	3,397,451	243,659	5,135,868
Montpelier	1	35	55,000	0	63,460	118,460
Pocatello	87	397	5,001,213	4,301,891	2,442,955	11,746,059
Bannock County Un	41	63	1,258,767	200,400	171,200	1,630,367
Preston	1	21	63,750	31,685	143,799	239,234
Franklin County Un	5	6	241,000	0	575,000	816,000
Rupert	4	101	152,768	237,147	523,487	913,402
Minidoka County Un	44	102	1,125,558	584,020	280,845	1,990,423
Soda Springs	0	44	0	0	197,329	197,329
TOTAL SOUTHEASTERN	235	965	10,205,444	10,555,211	5,148,133	25,908,788
TOTAL 56 LOCATIONS	3,590	17,522	178,144,271	117,169,615	94,408,103	389,721,989

Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS — OCTOBER 1985

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	2	0	0	3,800	$3,800
Coeur d'Alene	9	25	357,831	4,100,000	83,190	4,541,021
Kootenai County Un	41	85	1,339,664	610,373	146,148	2,096,185
Craigmont	0	2	0	0	2,000	2,000
Grangeville	1	12	4,000	0	42,870	46,870
Lewiston	7	76	230,228	59,245	178,610	468,083
Nez Perce Co Un	1	8	58,000	7,324,897	107,000	7,489,897
Moscow	50	25	1,037,000	7,500	763,665	1,808,165
Latah County Un	0	6	0	0	32,700	32,700
Orofino	1	7	24,000	3,000	21,500	48,500
Osburn	0	1	0	0	2,381	2,381
Sandpoint	2	23	90,000	295,000	49,700	434,700
St. Maries	1	11	15,000	0	33,668	48,668
Benewah County Un	6	17	146,500	65,100	14,000	225,600
TOTAL NORTHERN	119	300	3,302,223	12,465,115	1,481,232	17,248,570
Boise City	170	1,111	6,550,254	2,425,897	5,037,952	14,014,103
Meridian	11	21	318,020	85,860	28,860	432,740
Ada County Un	46	121	2,457,839	141,151	454,147	3,053,137
Caldwell	6	27	229,000	167,580	308,671	705,251
Canyon County Un	26	45	991,500	154,700	22,000	1,168,200
Nampa	7	29	302,760	1,077,968	113,672	1,494,400
Emmett	3	30	106,848	0	110,676	217,524
Gooding	0	3	0	0	18,700	18,700
Hailey	0	2	0	0	17,800	17,800
Ketchum	0	10	0	0	172,449	172,449
Sun Valley	2	18	256,000	0	2,243,100	2,499,100
Blaine County Un	6	17	688,800	88,000	65,650	842,450
Jerome	0	9	0	0	19,100	19,100
Mountain Home	0	13	0	592,445	94,290	686,735
Payette	0	2	0	0	21,000	21,000
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	12	42	554,516	733,088	890,524	2,178,128
Twin Falls Co Un	1	2	55,000	0	28,000	83,000
Weiser	0	11	0	0	30,154	30,154
TOTAL SOUTHWESTERN	290	1,513	12,510,537	5,466,689	9,676,745	27,653,971
Blackfoot	2	10	65,000	344,000	9,800	418,800
Bingham County Un	14	21	446,400	234,100	18,000	698,500
Idaho Falls	60	58	2,324,530	3,896,248	713,678	6,934,456
Ammon	1	5	67,000	4,000	9,800	80,800
Bonneville Co Un	8	16	216,000	184,000	3,500	403,500
Rexburg	0	1	0	3,224,248	0	3,224,248
Rigby	1	2	60,000	0	4,000	64,000
Jefferson Co Un	5	31	273,000	139,900	35,100	448,000
Salmon	0	4	0	4,000	8,800	12,800
Lemhi County Un	0	4	0	22,000	20,700	42,700
St. Anthony	0	3	0	5,800	5,000	10,800
TOTAL EASTERN	91	155	3,451,930	8,058,296	828,378	12,338,604
American Falls	3	6	91,200	40,000	9,500	140,700
Power County Un	2	5	76,500	215,000	20,200	311,700
Burley	2	4	77,410	59,500	0	136,910
Chubbuck	5	11	224,237	38,860	6,700	269,797
Montpelier	0	2	0	0	1,000	1,000
Pocatello	6	95	349,000	282,000	315,754	946,754
Bannock County Un	5	10	138,000	7,800	10,000	155,800
Preston	0	3	0	16,000	11,000	27,000
Franklin County Un	1	1	50,000	0	0	50,000
Rupert	0	13	0	57,081	25,580	82,661
Minidoka County Un	7	18	133,300	5,184	65,012	203,496
Soda Springs	1	3	60,000	150	3,000	63,150
TOTAL SOUTHEASTERN	32	171	1,199,647	721,575	467,746	2,388,968
TOTAL 56 LOCATIONS	532	2,139	20,464,337	26,711,675	12,454,101	59,630,113

Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS TEN MONTHS CUMULATIVE 1985

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	3	30	104,500	268,750	110,650	$483,900
Coeur d'Alene	128	276	5,322,696	33,184,162	3,337,241	41,844,099
Kootenai County Un	340	737	14,981,186	3,979,532	2,212,525	21,173,243
Craigmont	0	11	0	0	45,266	45,266
Grangeville	3	81	54,670	9,400	350,313	414,383
Lewiston	203	822	7,243,677	3,512,895	2,800,378	13,556,950
Nez Perce Co Un	30	82	798,000	7,677,851	750,470	9,226,321
Moscow	90	241	2,818,037	601,950	4,990,119	8,410,106
Latah County Un	25	60	636,943	17,250	210,800	864,993
Orofino	4	109	117,607	418,604	486,113	1,022,324
Osburn	0	28	0	31,716	63,217	94,933
Sandpoint	12	110	599,200	480,100	877,575	1,956,875
St. Maries	17	85	247,440	93,500	234,130	575,070
Benewah County Un	26	63	811,000	155,200	47,600	1,013,800
TOTAL NORTHERN	881	2,735	33,734,956	50,430,910	16,516,397	100,682,263
Boise City	1,115	8,103	45,769,068	19,624,485	41,087,043	106,480,596
Meridian	158	273	6,831,795	515,982	386,990	7,734,767
Ada County Un	405	879	20,918,415	12,980,522	5,246,332	39,145,269
Caldwell	34	177	1,281,924	1,421,296	1,325,885	4,029,105
Canyon County Un	226	404	8,043,250	3,107,710	634,710	11,785,670
Nampa	73	395	2,347,345	9,004,818	4,697,033	16,049,196
Emmett	9	283	513,901	483,498	1,025,882	2,023,281
Gooding	2	37	125,000	162,180	107,350	394,530
Hailey	8	45	559,199	159,496	728,291	1,446,986
Ketchum	23	68	3,718,710	2,674,140	650,905	7,043,755
Sun Valley	10	82	4,110,000	169,000	3,739,600	8,018,600
Blaine County Un	56	119	8,047,091	2,141,439	1,095,763	11,284,293
Jerome	2	74	36,000	67,500	521,008	624,508
Mountain Home	39	167	1,769,620	1,663,745	616,086	4,049,451
Payette	12	43	348,000	275,100	204,500	827,600
Shoshone	0	4	0	0	11,000	11,000
Twin Falls City	99	370	4,850,399	6,610,496	4,276,800	15,737,695
Twin Falls Co Un	12	37	888,000	30,000	350,700	1,268,700
Weiser	5	131	125,900	112,345	299,767	538,012
TOTAL SOUTHWESTERN	2,288	11,691	110,283,617	61,203,752	67,005,645	238,493,014
Blackfoot	6	81	332,000	893,800	1,714,529	2,940,329
Bingham County Un	107	182	3,237,226	1,501,509	685,032	5,423,767
Idaho Falls	260	479	13,378,727	34,880,240	3,282,466	51,541,433
Ammon	10	33	707,865	78,951	193,600	980,416
Bonneville Co Un	100	251	3,506,910	44,942,829	386,178	48,835,917
Rexburg	8	63	529,000	5,388,198	869,650	6,786,848
Rigby	5	17	201,300	0	49,150	250,450
Jefferson Co Un	99	248	2,548,178	2,338,367	628,018	5,514,563
Salmon	2	44	42,000	4,000	395,250	441,250
Lemhi County Un	15	77	435,500	54,000	265,882	755,382
St. Anthony	1	18	5,000	46,200	1,187,000	1,238,200
TOTAL EASTERN	613	1,493	24,923,706	90,128,094	9,656,755	124,708,555
American Falls	20	61	497,738	365,565	115,790	979,093
Power County Un	16	38	872,500	1,096,949	166,570	2,136,019
Burley	9	50	572,325	3,356,104	421,632	4,350,061
Chubbuck	39	75	1,471,731	418,920	99,050	1,989,701
Montpelier	0	48	0	0	142,550	142,550
Pocatello	84	682	4,473,632	2,461,281	3,311,248	10,246,161
Bannock County Un	42	75	2,023,425	161,661	367,285	2,552,371
Preston	1	14	95,000	246,852	63,685	405,537
Franklin County Un	8	13	327,000	170,000	0	497,000
Rupert	5	103	54,500	4,139,894	949,953	5,144,347
Minidoka County Un	36	90	933,534	338,819	1,866,540	3,138,893
Soda Springs	4	46	298,350	236,753	107,297	642,400
TOTAL SOUTHEASTERN	264	1,295	11,619,735	12,992,798	7,611,600	32,224,133
TOTAL 56 LOCATIONS	4,046	17,214	180,562,014	214,755,554	100,790,397	496,107,965

Compiled by First Security Bank of Idaho, N.A.